| 040.0 | 0002 | 0014.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,027,900 | / | 1,027,900 |
| USE VALUE: | 1,027,900 | / | 1,027,900 |
| ASSESSED: | 1,027,900 | / | 1,027,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 5 | -7 | PARK ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KING MILES S/POLLY A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 5 PARK STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DONOVAN MARY C - |
| Owner 2: | - |
| Street 1: | 5 PARK STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .214 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1880, having primarily Aluminum Exterior and 3560 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 9315.000 | 468,300 | | 559,600 | 1,027,900 |
| Total Card | 0.214 | 468,300 | | 559,600 | 1,027,900 |
| Total Parcel | 0.214 | 468,300 | | 559,600 | 1,027,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.74 | /Parcel: 288.74

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 26572 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 12/08/18 |

!3278!

## PREVIOUS ASSESSMENT

Parcel ID: 040.0-0002-0014.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 468,300 | 0 | 9,315. | 559,600 | 1,027,900 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 442,000 | 0 | 9,315. | 559,600 | 1,001,600 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 442,000 | 0 | 9,315. | 559,600 | 1,001,600 | 1,001,600 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 395,600 | 0 | 9,315. | 594,500 | 990,100 | 990,100 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 395,600 | 0 | 9,315. | 433,700 | 829,300 | 829,300 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 369,400 | 0 | 9,315. | 377,700 | 747,100 | 747,100 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 369,400 | 0 | 9,315. | 321,700 | 691,100 | 691,100 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 304,100 | 0 | 9,315. | 314,800 | 618,900 | 618,900 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 22:50:57 |

## LAST REV

| Date | Time |
|---|---|
| 05/14/19 | 14:48:23 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3278

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DONOVAN MARY C | 43988-420 | | 10/28/2004 | | 500,000 | No | No | | |
| | PR498-277 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/4/2006 | 1051 | Addition | 46,000 | | | G8 | GR FY08 | DEMO 11X12 BUMPOUT |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/8/2018 | MEAS&NOTICE | CC | Chris C |
| 4/22/2009 | Measured | 163 | PATRIOT |
| 3/20/2000 | Inspected | 264 | PATRIOT |
| 3/2/2000 | Measured | 263 | PATRIOT |
| 8/17/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 26572 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 9315 | | Sq. Ft. | Site | | 0 | 80. | 0.75 | 1 | | | | | | | | | 559,563 | | | | | | 559,600 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.21384 | Total SF/SM: | 9315 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: 559,563 | Spl Credit | | Total: 559,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 14 - Multi- TnHs | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1880 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 150.00 |
| Size Adj.: | 0.94494379 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 140.310 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 678690 |
| Depreciation: | 210394 |
| Depreciated Total: | 468296 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 16 | BRs: | 8 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

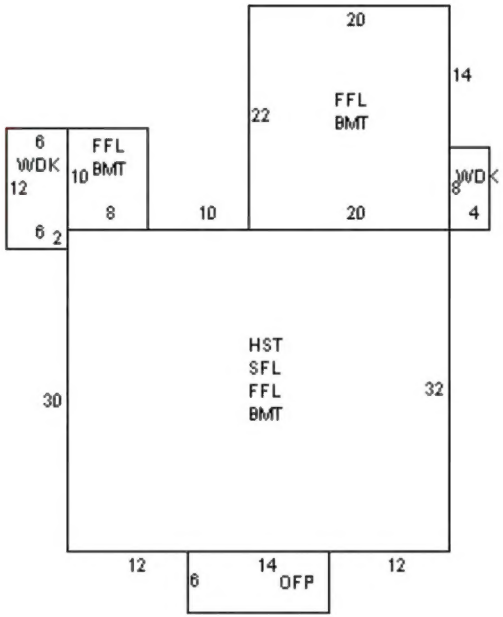
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 8 | 4 | |
| Totals | | | |
| 2 | 16 | 8 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 140.31 |
| Special Features: | 0 | Val/Su Net: | 85.39 |
| Final Total: | 468300 | Val/Su SzAd | 131.54 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,736 | 42.090 | 73,074 |
| FFL | First Floor | 1,736 | 140.310 | 243,578 |
| SFL | Second Floor | 1,216 | 140.310 | 170,617 |
| HST | Half Story | 608 | 140.310 | 85,309 |
| WDK | Deck | 104 | 15.460 | 1,608 |
| OFP | Open Porch | 84 | 35.780 | 3,005 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 5,484 | | | Total: | 577,191 |
| Size Ad | 3560 | Gross Area | 6092 | FinArea | 3560 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

040.0-0002-0014.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Metal Shed | D | Y | 1 | 8X10 | A | FR | 1960 | 0.00 | T | 51 | 104 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|